

## REGULAR AGENDA

AUGUSTA RICHMOND COUNTY PLANNING COMMISSION  
ROOM 803, RICHMOND COUNTY MUNICIPAL BUILDING  
**WEDNESDAY, SEPTEMBER 6, 2006 AT 3:00 P.M.**  
(Pre-Meeting, Room 602 at 2:00 P.M.)

**1. FINAL PLAT – THE LAKES AT RAE’S CREEK (FKA THE ENCLAVES AT RAE’S CREEK – S-696-B-I)**

– A request for concurrence with the Augusta-Richmond County Planning Commission to APPROVE a petition by Southern Partners Inc., on behalf of Richmond Development Partners, LLC, for final plat approval for The Lakes at Raes Creek. This residential development is located off Amli Way, west of Augusta West Parkway and contains 15 lots (8 units of Brookstone Condominiums Phase I, the clubhouse, the private road, and 5 sections of future development). (Reviewing agency approval 07-19-06) Heard by the Augusta Commission on August 15, 2006.

2. **Z-06-90** – A petition by Charles and Annette Hartley requesting a Special Exception in a B-2 (General Business) zone for an auto paint and body shop per Section 22-2 (a) of the Comprehensive Zoning Ordinance for Augusta-Richmond County affecting property containing .65 acres and is known under the present numbering system as 2811 Tobacco Road. (Tax Map 129 Parcel 005-07)

3. **Z-06-91** – A petition by Teen Challenge International, on behalf of Charlotte Hathaway, requesting a Special Exception to establish a Teen Challenge residential care home per Section 26-1 (b) of the Comprehensive Zoning Ordinance for Augusta-Richmond County affecting property containing approximately 11 acres and is known under the present numbering system as 4340 Peach Orchard Road. (Tax Map 251 Parcel 011)

4. **Z-06-92** – A petition by Ronald C. Brown, on behalf of Marlena A. Brown, requesting a Special Exception to establish a Family Personal Care Home per Section 26-1 (h) of the Comprehensive Zoning Ordinance for Augusta-Richmond County affecting property containing .31 acres and is known under the present numbering system as 2501 Pate Avenue. (Tax Map 086-3 Parcel 008)

5. **Z-06-93** – A petition by Michelle Irving requesting a Special Exception to establish a Family Personal Care Home per Section 26-1 (h) of the Comprehensive Zoning Ordinance for Augusta-Richmond County affecting property containing approximately .60 acres and is known as 2926 Arrowwood Circle. (Tax Map 139 Parcel 400)

6. **Z-06-94** – A petition by J. Carlton Vaughn, Jr., on behalf of Reid Memorial Presbyterian Church, requesting a Special Exception to establish a columbarium per Section 26-1 (m) of the Comprehensive Zoning Ordinance for Augusta-Richmond County affecting property containing approximately 4.9 acres and is known as Reid Memorial Presbyterian Church at 2261 Walton Way. (Tax Map 034-4 Parcels 079, 080, 084 & 146)

7. **Z-06-95** – A petition by Valerie Wilkins requesting a Special Exception to establish a Family Day Care Home per Section 26-1 (f) of the Comprehensive Zoning Ordinance for Augusta-Richmond County affecting property containing .31 acres and is known under the present numbering system as 2810 Nighthawk Drive. (Tax Map 119 Parcel 307)
8. **Z-06-96** – A petition by Security Land and Development Corporation requesting a change of zoning from Zone R-1 (One-family Residential) to Zone B-1 (Neighborhood Business) affecting property containing .43 acres is known under the present numbering system as 1109 Stanley Drive. (Tax Map 018 Parcel 069)
9. **Z-06-97** – A petition by Sherman and Hemstreet, on behalf of the estate of J. O. Sheppard, requesting a change of zoning from Zone A (Agriculture) to Zone B-2 (General Business) affecting property containing approximately 1.05 acres and is known under the present numbering system as 3601 Cemetery Road. (Tax Map 155 Parcel 060)
10. **Z-06-98** – A petition by Phillip Neely, on behalf of Adrian Neely, requesting a change of zoning from Zone A (Agriculture) to Zone B-2 (General Business) affecting property containing approximately 3.3 acres and was formerly 4040 Belair Road. (Tax Map 038 Parcel 023)
11. **Z-06-99** – A petition by Jim Moore, on behalf of Yong Lee and Chong Lee, requesting a change of zoning from Zone B-2 (General Business) with conditions to Zone B-2 affecting property containing 4.49 acres and is known under the present numbering system as 2869 Deans Bridge Road. (Tax Map 085-4 Parcel 067)
12. **Z-06-100** – A petition by The Meadows at Hillcreek Homeowners Association requesting a change of zoning from Zone B-1 (Neighborhood Business) to Zone R-1E (One-family Residential) affecting property containing approximately 13 acres known as The Meadows at Hillcreek Subdivision. (Tax Map 030 Parcel 272 thru 304)
13. **Z-06-101** – A petition by Austin Iron Works, on behalf of Edwin Douglass III, requesting a change of zoning from Zone LI (Light Industry) to Zone HI (Heavy Industry) affecting property containing .28 acres and is known as 1435 Greene Street. (Tax Map 036-4 252)
14. **Z-06-102** – A petition by American Signage, on behalf of TTM Holdings LLC and Crown Investment Holdings LLC, requesting a change of zoning from Zone B-1 (Neighborhood Business) to Zone B-2 (General Business) affecting property containing 1.13 acres and known under the present numbering system as 3422 Wrightsboro Road. (Tax Map 041-4 Parcel 039)
15. **Z-06-103** – A petition by Randolph Frails, on behalf on Allen L. Collier Enterprises, requesting a change of zoning from Zone LI (Light Industry) to Zone R-1E (One-family Residential) affecting property containing .16 acres and is known under the present numbering system as 1122 Twiggs Street. (Tax Map 060-1 Parcel 056)

16. Minutes from August 7, 2006 meeting.

17. Bills for July 2006.

18. List of Site Plans for August 2006.

George A. Patty  
Executive Director